



Existing Conditions

10 East 34th Street

The Ditson Building - Steps off 5th Avenue

Full Top Floor - 5,550 RSF

- High Ceilings, Oversized Windows
- Hardwood Floors and Skylights
- Excellent Natural Light



Lobby



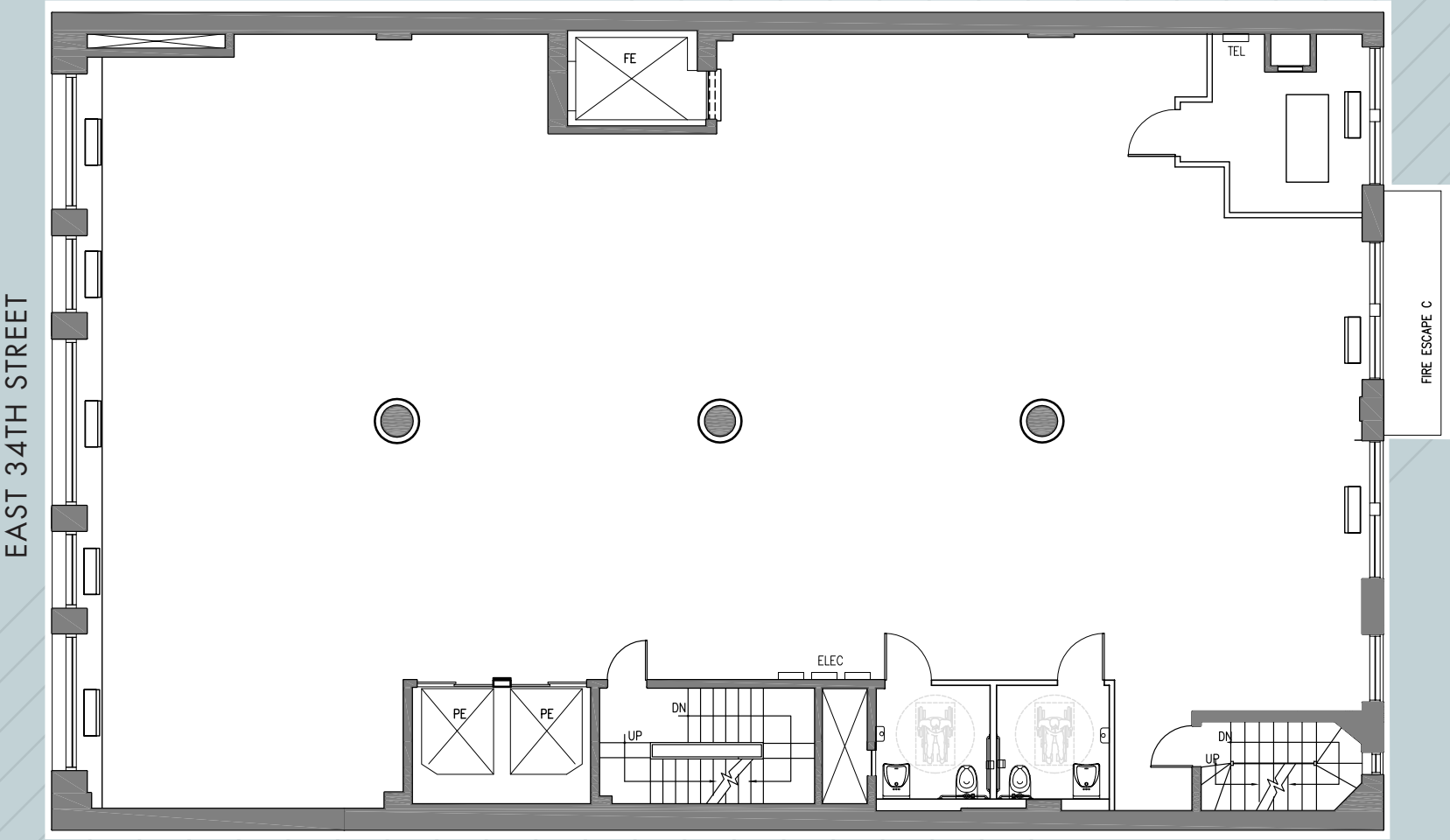
Entire 10th Floor: 5,550 RSF
 Term: Landlord is flexible
 Rent: Please call or email
 Possession: Immediate

- Existing office installation with (3) offices, conference room — glass fronts, pantry and open area
- Featuring 14' ceilings, (2) ADA bathrooms, direct electric, tenant-controlled A/C
- Top floor of building with skylights and excellent natural light
- Conveniently located between Penn Station, Port Authority and Grand Central transit hubs with access to **N Q R B D F M 1 2 3 6**
- Landlord will build or provide TI for qualified tenant and term
- Steps from the Empire State Building and 5th Avenue's retail and dining options

ENTIRE 10TH FLOOR
(EXISTING CONDITIONS)



FULL FLOORS - 5,550 RSF
(CORE PLAN)





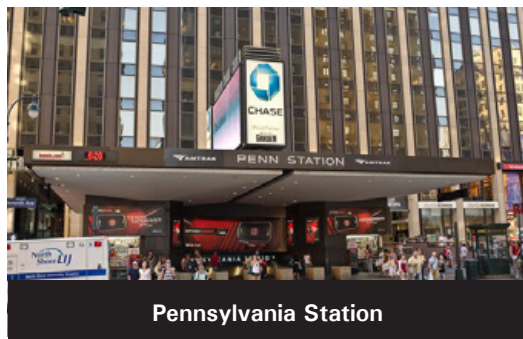
New York Public Library



Macy's



Empire State Building



Pennsylvania Station



Grand Central Terminal



The Graduate Center